

City Council  
Atlanta, Georgia

AN ORDINANCE  
BY: ZONING COMMITTEE

**Z-06-21**  
Date Filed: 2-14-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1753 Peachtree Street, N.E** be changed from the C-I (Community Business) and R-4 (Single family Residential) Districts to the PD-MU (Planned Development-Mixed Use) District, to wit:

ALL THAT TRACT or parcel of land lying and Land Lot 109, 17<sup>th</sup> District Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District", and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

EXHIBIT "A"

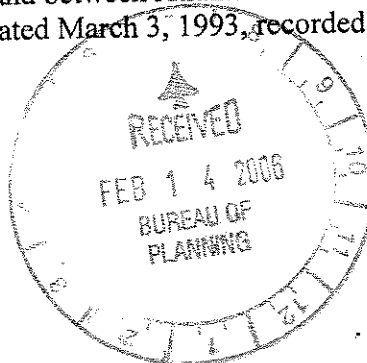
**LEGAL DESCRIPTION OF LAND**

All that tract or parcel of land lying and being in Land Lot 109 of the 17<sup>th</sup> District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin set at the intersection of the easterly line of an 80 foot right-of-way of Peachtree Street (U.S. Highway 19, State Route 9) and the southerly line of a 50 foot right-of-way of Huntington Road; thence along said right-of-way line of Huntington Road North 75 degrees 14 minutes 23 seconds East a distance of 175.82 feet to a point; thence continuing along said right-of-way line along the arc of a curve to the right a distance of 123.90 feet (chord bearing North 83 degrees 15 minutes 42 seconds East, chord distance 123.51 feet, radius 450.00 feet) to a point; thence South 87 degrees 45 minutes 40 seconds East a distance of 100.93 feet to an iron pin found; thence leaving said right-of-way line South 03 degrees 49 minutes 06 seconds West a distance of 152.43 feet to an iron pin set; thence North 81 degrees 39 minutes 22 seconds West a distance of 31.48 feet to a nail set; thence North 03 degrees 55 minutes 27 seconds East a distance of 2.13 feet to a nail set; thence North 82 degrees 20 minutes 05 seconds West, a distance of 145.16 feet to a nail set; thence South 37 degrees 26 minutes 33 seconds West a distance of 8.10 feet to a nail set; thence South 88 degrees 00 minutes 15 seconds West a distance of 38.82 feet to a nail set; thence South 74 degrees 21 minutes 57 seconds West a distance of 96.97 feet to a nail set; thence South 70 degrees 57 minutes 55 seconds West a distance of 53.32 feet to a nail set; thence North 79 degrees 41 minutes 16 seconds West a distance of 4.47 feet to an iron pin set on the easterly right-of-way line of Peachtree Street; thence along said right-of-way line along the arc of a curve to the left a distance of 122.36 feet (chord bearing North 07 degrees 48 minutes 10 seconds West, chord distance 122.33 feet, radius 1567.96 feet) to an iron pin set on the southerly right-of-way line of Huntington Road and the POINT OF BEGINNING. As shown on plat of survey for Atlanta Jewish Federation by H.E. Harper, Georgia Registered Land Surveyor, dated March 9, 1992, last revised March 10, 1993.

Be the same property described and conveyed in that certain Limited Warranty Deed dated December 28, 1995, by Atlanta Jewish Federation, Inc., as grantor, in favor of David C. Joel, as grantee, recorded in Deed Book 20420, Page 244, Fulton County, Georgia records.

TOGETHER WITH those easements appurtenant to the above described tract of land created and described in that certain Easement Agreement by and between Atlanta Jewish Community Center, Inc. and Atlanta Jewish Federation, Inc., dated March 3, 1993, recorded in Deed Book 16394, Page 60, Fulton County, Georgia records.



2.06.24